018.0	0006	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,170,100	/	1,170,100
USE VALUE:	1,170,100	/	1,170,100
ASSESSED:	1,170,100	/	1,170,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUBACH SERGE & SARA
Owner 2:	
Owner 3:	
Street 1:	57 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCKILLOP ANN DOREEN -
Owner 2:	MCKILLOP ALEXANDER -
Street 1:	57 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2743 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6654.000	643,400		526,700	1,170,100
Total Card	0.153	643,400		526,700	1,170,100
Total Parcel	0.153	643,400		526,700	1,170,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.58 | /Parcel: 426.58

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 13103

GIS Ref

GIS Ref

Insp Date 11/17/17

!1558!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	643,400	0	6,654.	526,700	1,170,100		Year end	12/23/2021
2021	101	FV	613,900	0	6,654.	526,700	1,140,600		Year End Roll	12/10/2020
2020	101	FV	612,700	0	6,654.	526,700	1,139,400	1,139,400	Year End Roll	12/18/2019
2019	101	FV	448,900	0	6,654.	681,600	1,130,500	1,130,500	Year End Roll	1/3/2019
2018	101	FV	448,900	0	6,654.	433,700	882,600	882,600	Year End Roll	12/20/2017
2017	101	FV	448,900	0	6,654.	396,600	845,500	845,500	Year End Roll	1/3/2017
2016	101	FV	342,500	0	6,654.	322,200	664,700	664,700	Year End	1/4/2016
2015	101	FV	334,600	0	6,654.	322,200	656,800	656,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:10:54

LAST REV

Date	Time
07/07/21	15:41:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1558

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKILLOP ANN DO	1574-119	1	6/18/2021		1,500,000	No	No		
HODGE JEFFREY F	1532-144	1	8/24/2018		1,350,000	No	No		
JUMP BARBARA,	1475-73		7/22/2015		985,000	No	No		
ATKINS ANDREW B	1242-180		9/24/2001		425,000	No	No		
	1070-173		6/1/1990		240,000	No	No	Y	

USER DEFINED

Prior Id # 1:	13103
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2019	71	Solar Pa	13,640	C				
7/5/2016	928	Heat App	4,000		7/5/2016			Install 3 new supp
9/15/2004	1020	Addition	130,000	C		G6	GR FY06	sfl add not finish

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2019	SQ Returned	JO	Jenny O
11/17/2017	Meas/Inspect	BS	Barbara S
4/28/2016	Sales Review	PT	Paul T
5/7/2009	Measured	372	PATRIOT
5/4/2006	Inspected	BR	B Rossignol
4/27/2006	OWNR INFO	BR	B Rossignol
4/7/2005	Fieldrev-Chg	BR	B Rossignol
4/6/2005	Permit Visit	BR	B Rossignol
12/14/2001	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6654		Sq. Ft.	Site		0	85.	0.93	2									526,677						526,700	

Total AC/HA:	0.15275	Total SF/SM:	6654	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	526,677	Spl Credit		Total:	526,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07791638
Const Adj.:	1.05304468
Adj $ / SQ:	147.562
Other Features:	113412
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674476
Depreciation:	31026
Depreciated Total:	643450

COMMENTS

OF=WHIRL POOL TUB.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

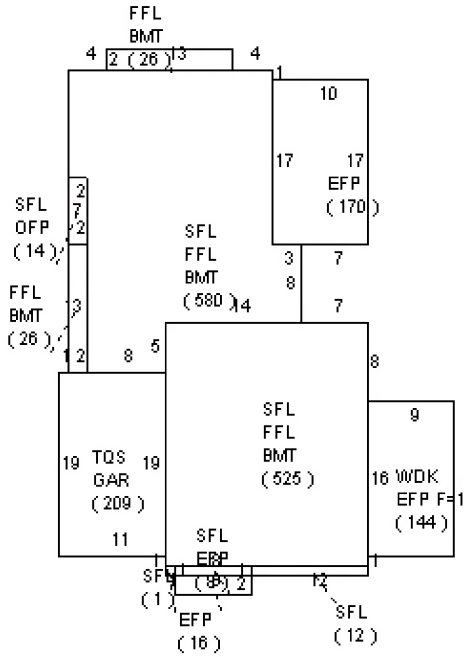
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	178.55
Special Features:	0	Val/Su Net:	149.07
Final Total:	643400	Val/Su SzAd	262.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,157	52.570	60,822
FFL	First Floor	1,157	147.560	170,730
SFL	Second Floor	1,140	147.560	168,221
EFP	Enclos Porch	338	37.150	12,557
GAR	Garage	209	28.390	5,934
TQS	3/4 Story	157	147.560	23,130
WDK	Deck	144	13.630	1,963
OFP	Open Porch	14	46.330	649
	Net Sketched Area:	4,316	Total:	444,006

Size Ad | 2453.75 | Gross Area | 4368 | FinArea | 2743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2004	0.00	T	12	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

018.0-0006-0012.0

IMAGE

AssessPro Patriot Properties, Inc